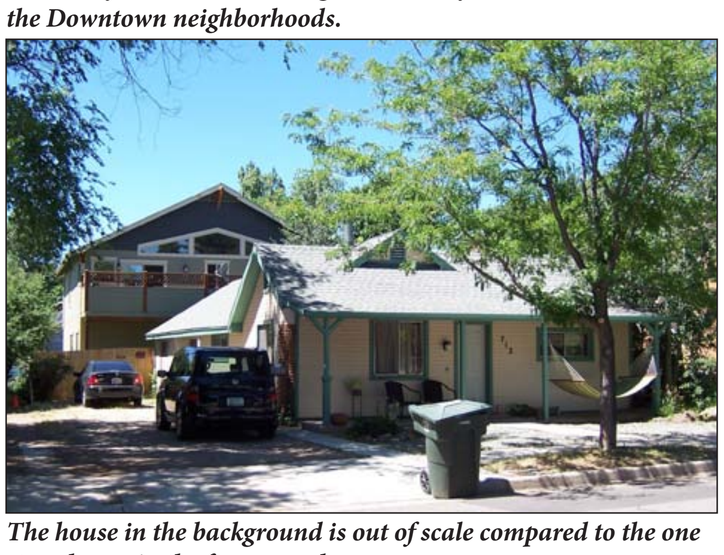
One and a half story single family house.

One and a half story single family house with a full front porch and deep overhangs.

One story single family house with a small stoop and deep overhangs.

The use of stone as a cladding material is found in and around the Downtown neighborhoods.



The house in the background is out of scale compared to the one story house in the foreground.

T3	Format	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 13	Lot 8	Lot 9	Lot 10	Lot 11	Lot 12	Block A Typical Mid-block	Block A Typical Corner
Building Placement																
Lot Size																
Width	x'	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50
Depth	x'	134	134	134	134	134	134	92	100	92	142	142	140	140	134	134
Square Footage	x sf	6700	6700	6700	6700	6700	6700	4600	5000	4600	7100	7100	7000	7000	6700	6700
Distance From	ROW (R); Property Line (P); Sidewalk Edge (S); Curb (C)	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**
If it is a corner lot, where does the building face?	Primary Street (P); Secondary Street (S); Both (B)	P	P	P	P	P	P	S	P	P	P	P	P	P	P	P
Front (Main Body of Building)	x'	20	20	15	23	25	25	15	25	20	20	19	15	17	20	18.5
Side Street (Main Body of Building)	x'	12					15	10						14	_	13
Left Side, Main Building	x'	12	20	4	12	12	10	8	8	15	20	12	20	9	12	9.5
Right Side, Main Building	x'	8	6	6	10	12	15	12	12	6	6	6	4	11	6	11.5
Left Side, Ancillary Building	x'		28	20	4	3	7				10	6	8		8	7
Right Side, Ancillary Building	x'	8	3	5	4	18	3			22	6	27	18		12	5.5
Rear, Main Building	x'						18		15	40	50	100	66	69	50	43.5
Adjacent Use/Transect Level	(fill in Use or T-level)	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3
Rear, Ancillary Building	x'	30	14	3	20	4	3		0	15	5	20	7		7	16.5
Length of Building at Façade Line (BTL)																
Front	x'	28	28	40	26	30	28	28	28	30	30	28	26	21	28	28
Side Street, Main Building	x'	28					55	72						61	_	58
Side Street, Ancillary Building	x'	22					24						24 alley	29	_	24
Width of Building/Lot Width (%)																
Front	x% (est.)	56	56	80	52	60	56	56	56	60	60	56	52	42	56	56
Side Street	x% (est.)	29					80	75						65	_	70
Miscellaneous																
Number of Buildings on Lot	x	2	4	3	2	2	2	3	2	2	2	2	2	2	2	2
Number of Main Buildings	x	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1
Number of Ancillary Buildings	x	1	3	2	1	1	1	2	1	1		1	1	1	1	1
Distance between Main and Ancillary Buildings	x'	40	50	40	8	25	18	30		5	10	20	28	22	22.5	26
Treatment between Building and Sidewalk (if any)	description	LS	LS	LS	LS	LS	LS	conc.	LS	grass	gravel	LS	LS	LS	Varies	Varies
Building Form																
Height To:	Eave (E); Parapet Base (P). Note any height variations	**E**	**E**	**E**	**E**	**E**	**E**	**E**	**E**	**E**	**E**	**E**	**E**	**E**	**E**	**E**
Main Building (stories)	x	1	1	1	1	1	2	1	2	2	1	1	1	2	1	1
To Eave or Parapet Base	x'	10	9	9	12	12	12	9	18	15	12	8	8	18	12	10
To Ridge	x'	16	13	14	16	20	20	12	22	3	18	14	16	25	14	□
Ancillary Building, Corner Lot (stories)	x	1		1	2	1	1			1	2		2	1	□	1
To Eave or Parapet Base	x'	4		8	28	9	8			12	24	8	15	7	□	8
To Ridge	x'	12		14	35	15	12			14	35	12	23	13	□	12
Ground Floor Finish Level (From Sidewalk Level)	x'	2	1.5	1.5	1	2	2	0.5	1	2		0.5	1.5	0.5	1.5	2
Ground Floor Ceiling	x'	8	8	8	10	11	12	8	8	8	8	12	16	8	8	8
Upper Floor(s) Ceiling	2: x'; 3-5: x'						10	8	8	12				8	8	8
Footprint		**896**	**840**	**1120**	**832**	**1020**	**1540**	**1540**	**1260**	**2250**	**1800**	**896**	**1690**	**1155**	1120	1155
Width	x'	28	28	40	26	30	28	28	28	30	30	28	26	21	28	28
Depth	x'	32	30	28	32	34	55	55	45	75	60	32	65	55	34	55
Depth, Ancillary Building	x'	20x18	24x20	28x24	42x34	28x24	42x40			12	25	20	30x24	25x20	20	20
Footprint, Ancillary Building	x' by x'	360	480	672	1596	672	1440			120	750	300	720	500	672	672
Lot Coverage (All Buildings on Lot)	x%	18	19	26	36	25	44	33	25	51	35	16	34	23	26	34
Parking																
Number of spaces																
Off-street (total)	x	5	3	1	2	2	2	5	3	2	4	5	5	4	2	2
Off-street covered	x	□	1	1	2	2	2	0	2		2	1	2	2	2	2
On-street along lot edges	x	2			2	2	6	5	2	2	1	1	1	5	2	2
Number of Residential Units	x	1	1	1	3	1	2	3	1	1	2	1	2	2	1	1
Number of Lodging Rooms	x	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous																
Parking Drive Width	x'		8	10	9	9	27	20	30	15	15	12	14	37	9	9
Shared Drive?	Yes (Y); No (N)	N	N	N	Y	Y	N	Y	N	N	Y	Y	N	N	N	N
Character of Drive	desc.	cinders	dirt	conc.	paved	paved	conc	conc.	conc.	gravel	gravel	conc.	gravel	dirt	Varies	Varies
Parking Area Treatment	desc.	cinders	dirt	conc.	paved	paved	conc	conc.	conc.	gravel	gravel	conc.	gravel	dirt	Varies	Varies
Building Type																
Building Type	Courtyard Building (C); Townhouse (TH); Fourplex (4); Triplex (3); Duplex (2); Single Unit House (1)	1	1	1	1 & 2	1	1	1 & 1 & 1	1	1	1 & 1	1	1	1	Single Unit House	Single Unit House
Frontage Type																
Frontage Type	Gallery (G); Arcade (Arc); Shopfront (Sh); Awning (Awn); Stoop (St); Forecourt (F); Terrace or Light Court (T); Porch and Yard (P)	St	St	St	St	P	P	St	St	St	P	P	St	P	Stoop	Stoop

West Birch Avenue has a large expanse of asphalt, a planting strip and a healthy tree canopy.

The gravel alleys behind West Birch Avenue are used for parking and utilities. There are a few units that face on to the alley way.

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T3-A: W. Birch Ave. between N. Aztec St. and N. Mogollon St.

Flagstaff, Arizona
August 26, 2009

CITY FORM
FLAGSTAFF
ZONING CODE UPDATE

This one and a half story single family house has an inviting front yard and porch.

This one story duplex fits into the surrounding neighborhood with a massing similar to the adjacent single family houses.

This example of a duplex is found scatter throughout the Old Town Site neighborhood in various architectural styles.

This four unit building fits into the surround neighborhood.

This single family house has been convert to a professional office that provides services to the neighborhood.

T3	Format	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10	Lot 11	Lot 12	Block B Typical Mid-block	Block B Typical Corner
Building Placement															
Lot Size															
Width	x'	50, 75	75	58	58	58	100	50	50	50	50	50	46	50	50
Depth	x'	134	134	134	134	134	92	142	142	96	96	100	100	134	134
Square Footage	x sf	8,375	8,375	7,772	7,772	7,772	9,200	7,100	7,100	4,800	4,800	5,000	4,600	6,700	6,700
Distance From	ROW (R); Property Line (P); Sidewalk Edge (S); Curb (C)	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**
If it is a corner lot, where does the building face?	Primary Street (P); Secondary Street (S); Both (B)	S	P	P	P	P	P	P	P	P	P	P	P	P	P
Front (Main Body of Building)	x'	75	20	20	20	23	20	12	20	20	20	12	15	20	20
Side Street (Main Body of Building)	x'	12				17	50	17	12		15	4		_	15
Left Side, Main Building	x'	2	20	10	18	15	5	16	10	8		4	8	10	5
Right Side, Main Building	x'	20	8	12	15	17		1		12	8		6	10	18.5
Left Side, Ancillary Building	x'			13	35	1						22	20	21	1
Right Side, Ancillary Building	x'			9	0		16					15/0	16	16	16
Rear, Main Building	x'	16	59	62	65	70	32	25		26		46	40	46	32
Adjacent Use/Transect Level	(fill in Use or T-level)	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3
Rear, Ancillary Building	x'												6	6	_
Length of Building at Façade Line (BTL)															
Front	x'	56	65	40	25	26	45	30	30	30	65			30	50.5
Side Street, Main Building	x'	56				43	40				65	42	30	_	49.5
Side Street, Ancillary Building	x'						24					21/21		21	24
Width of Building/Lot Width (%)															
Front	x% (est.)	75	62	60	43	43	30	52	60	50	52	60	65	60	43
Side Street	x% (est.)	50				23	32				81			_	41
Miscellaneous															
Number of Buildings on Lot	x	1	1	2	2	3	2	2	1	2	1	3	2	2	1.5
Number of Main Buildings	x	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Number of Ancillary Buildings	x			1	1	2	1	1		1		2	1	1	1
Distance between Main and Ancillary Buildings	x'			53	55	6		12		6		3 & 25	22	25	6
Treatment between Building and Sidewalk (if any)	description	DG	LS	grass	grass	DG	native	grass	garden	DG	grass	grass	grass	grass	DG
Building Form															
Height To:	Eave (E); Parapet Base (P). Note any height variations	**E**	**E**	**E**	**E**	**E**	**E**	**E**	**E**	**E**	**E**	**E**	**E**	**E**	**E**
Main Building (stories)	x	1	1.5	1.5	1.5	1.5	2	1	1	1	2	2.5	2	1.5	1.75
To Eave or Parapet Base	x'	9	9	9	9	9	10	8	8	10	11	10 & 16	16	9	9.5
To Ridge	x'	15	24	22	20	20	22	14	18	18	28	26	12	19	21
Ancillary Building, Corner Lot (stories)	x			1	1	1	1	1		1		1	1	1	1
To Eave or Parapet Base	x'			8	8	8	9	12		9		8	10	8.5	8.5
To Ridge	x'			10	10		16			16		12 & 14	16	12	16
Ground Floor Finish Level (From Sidewalk Level)	x'		1.5	1.5	1	1	3.5	8.5	8	3	2	2	2.5	2.25	2
Ground Floor Ceiling	x'	8 to 14	9	9	8	8	8			8	10	8	10	9	10
Upper Floor(s) Ceiling	2: x'; 3-5: x'		8	9	8	8	8				16	8	16	8	8
Footprint		**2,900**	**4,550**	**2,230**	**1,590**	**1,410**	**3,225**	**2,560**	**4,070**	**1,764**	**1,958**	**960**	**2,575**	**2395**	**2429**
Width	x'	50	65	40	30	30	50	30	37	30	33	24	45	33.5	30
Depth	x'	58	70	46	40	47	47	70	110	50	46	40	50	50	47
Depth, Ancillary Building	x'			13/30	13/30		25/35	20/23		12&22	20/22		17/19	20	25
Footprint, Ancillary Building	x' by x'			390	390		875	460		264	440		325	390	657.5
Lot Coverage (All Buildings on Lot)	x%	34	40	33	18	18	35	36	57	37	41	19	56	36.5	34.5
Parking															
Number of spaces															
Off-street (total)	x	8	42	2	2	4	4	2	3	2	2	4	2	2	4
Off-street covered	x		2				2	1	3	1	1	4	1	1	1.5
On-street along lot edges	x	4	2	2	1	6	4	3	1	1	4	2	2	2	4
Number of Residential Units	x		1	2	1	1	1	1	4			2	1	1	1
Number of Lodging Rooms	x	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous															
Parking Drive Width	x'	20	20	9	9	INF	14	6	10	16	16	21	3	9	16
Shared Drive?	Yes (Y); No (N)	N	N	Y	Y	N	N	N	Y	N	N	N	?	N	N
Character of Drive	desc.	conc.	conc.	conc.	conc.	gravel	conc.	dirt	conc.	pave	pave	gravel	dirt	Varies	Varies
Parking Area Treatment	desc.	conc.	conc.	conc.	conc.	dirt	conc.	dirt	conc.	pave	pave	dirt	pave	Varies	Varies
Building Type															
Building Type	Courtyard Building (C); Townhouse (TH); Fourplex (4); Triplex (3); Duplex (2); Single Unit House (1)		1	2	1	1	1	1	4	1 - converted house	1 - converted house	2	1	Varies	Varies
Frontage Type															
Frontage Type	Gallery (G); Arcade (Arc); Shopfront (Sh); Awning (Awn); Stoop (St); Forecourt (F); Terrace or Light Court (T); Porch and Yard (P)	F	P	P	P	P - enclosed	P	ST	Sideyard Porch	P	P	P	ST	Porch	Porch

West Birch Avenue has a large expanse of asphalt, a planting strip and street trees that with proper care will fill in and provide a good canopy.

The dirt and gravel alleyways behind West Birch Avenue are used for parking and utilities.

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T3-B: W. Birch Ave. between N. Park St. and N. Sitgreaves St.

Flagstaff, Arizona
August 26, 2009

CITY FORM
FLAGSTAFF
ZONING CODE UPDATE

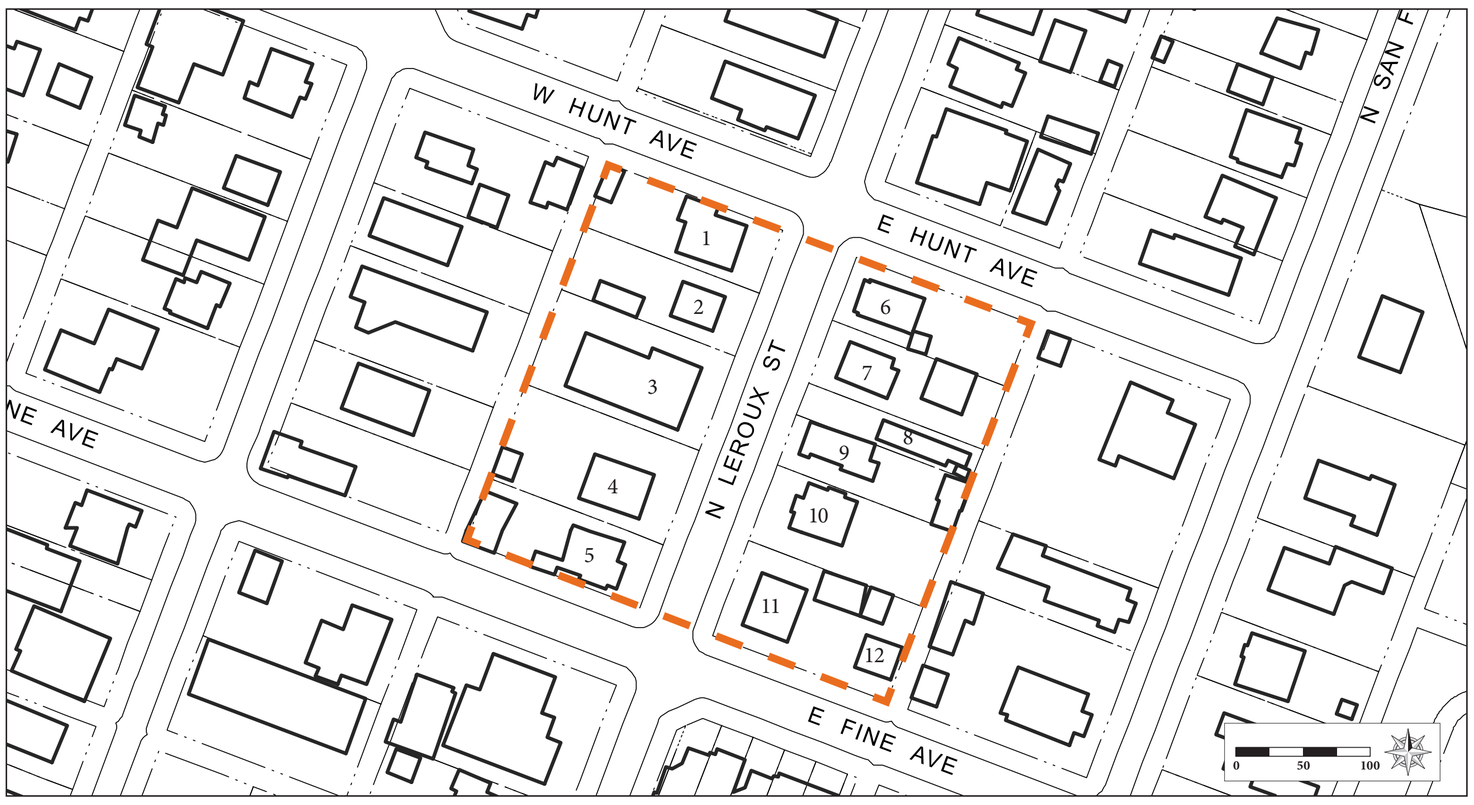
One and a half story single family house with a metal roof.

An example of a small one story single family house with a full front porch and shallow overhangs.

An example of a one and a half story single family house carefully detailed in a contemporary manner.

A small single family house with a two car garage tucked behind the house.

A tall one and a half story small single family cottage with solar panels.



T3	Format	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10	Lot 11	Bldg. 12***	Block C Typical Mid-block	Block C Typical Corner
Building Placement															
Lot Size															
Width	x'	50	50	75	75	50	50	50	25	40	60	75		50	50
Depth	x'	142	142	142	142	142	142	142	142	142	142	142		142	142
Square Footage	x sf	7100	7100	10650	10650	7100	7100	7100	3550	5680	8520	10650		7100	7100
Distance From	ROW (R); Property Line (P); Sidewalk Edge (S); Curb (C)	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**S (Leroux)**	**S (Fine)**	**R/P**	**R/P**
If it is a corner lot, where does the building face?	Primary Street (P); Secondary Street (S); Both (B)	P	P	P	P	P	P	P	P	P	P	P	S	P	P
Front (Main Body of Building)	x'	25	22	22	25	33	12	12	65	15	18	18	15	22	21.5
Side Street (Main Body of Building)	x'	0				4	10					15		_	7
Left Side, Main Building	x'	6	15	10	12	4	12	10	6	3	4	20	106	10	9
Right Side, Main Building	x'	0	15	18	16	11	10	10	3	15	19	15	3	15	10.5
Left Side, Ancillary Building	x'	0	0		6	3	10	3		0	4	2	96	3	2.5
Right Side, Ancillary Building	x'	0	40	0	69	12	12	30		1	26	50	28	28	12
Rear, Main Building	x'	65	70	30	73	70	70	70	20	75	66	80	38	70	70
Adjacent Use/Transect Level	(fill in Use or T-level)	T3	T3	Bus	T3	T3	T3	T3	T3	T3	T3	T3		T3	T3
Rear, Ancillary Building	x'	0	25		0	0	5	25	2	0	17	25		9.5	5
Length of Building at Facade Line (BTL)															
Front	x'	40	25	45	33	33	22	25	15	20	38	40		25	36.5
Side Street, Main Building	x'	52				67	42					32		_	47
Side Street, Ancillary Building	x'	12				26	12					25		_	18.5
Width of Building/Lot Width (%)															
Front	x% (est.)	80	50	60	44	66	44	50	60	50	60	50		50	60
Side Street	x% (est.)	45	47	60	45	65	38	49	63	53	53	81		53	55
Miscellaneous															
Number of Buildings on Lot	x	3	3	1	2	3	4	2	1	2	2	4		2	3.5
Number of Main Buildings	x	1	1	1	1	1	1	1	1	1	1	2		1	1
Number of Ancillary Buildings	x	2	2	0	1	2	3	1	0	1	1	2		1	2
Distance between Main and Ancillary Buildings	x'	50	25		59	50	40	32		40	28	5	8	50	45
Treatment between Building and Sidewalk (if any)	description	grass	shrub	gravel	L/S	L/S	Conc	Conc	L/S	Grass	L/S	Grass	Grass	Varies	Varies
Building Form	**4' chain link**														
Height To:	Eave (E); Parapet Base (P). Note any height variations	**E**	**E**	**E**	**E**	**E**	**E**	**E**	**E**	**E**	**E**	**E**	**E**	**E**	**E**
Main Building (stories)	x	1	1	2			1	1	2	1	2	2	1	1	1
To Eave or Parapet Base	x'	8	8	24	10	10	10	10	16/12	7	18/12			10	10
To Ridge	x'	24	26	32	22	20	18	16	23	16	20	23	14	22	21.5
Ancillary Building, Corner Lot (stories)	x	1	1				1	1		1		1	1	1	1
To Eave or Parapet Base	x'	10	10		7	10	8	10		7	14	8	8	10	8
To Ridge	x'	16	16		10.5	16	12	18		12	25	12	12	16	8
Ground Floor Finish Level (From Sidewalk Level)	x'	0	0	1	1.5	2.5	2	1	3	1.5	1	1.5	2	1	2
Ground Floor Ceiling	x'	8	8	8	9	8	8	8	8	8	9	12	10	8	8
Upper Floor(s) Ceiling	2: x'; 3-5: x'	0	0	8	8				7		8	8		8	8
Footprint		**2416**	**1360**	**3870**	**1936**	**3277**	**1066**	**2130**	**750**	**1456**	**2496**	**3666**		1936	2846.5
Width	x'	40	25	45	33	33	22	25	15	20	38	40	0	25	36.5
Depth	x'	52	32	86	48	67	43	42	50	60	48	40	30	48	47.5
Depth, Ancillary Building	x'	12	35		16	26	12	28		16	28	35X22	18X22	28	22
Footprint, Ancillary Building	x' by x'	336	560		352	1066	120	1080		256	672	770	396	560	553
Lot Coverage (All Buildings on Lot)	x%	34	19	36	15	46	19	33	92	20	21	35		21	34.5
Parking															
Number of spaces															
Off-street (total)	x	1	2	6	3	5	0	2	1	2	4	7		2	3
Off-street covered	x	1	1	4	0	2	0	0	1	0	2	2		1	1.5
On-street along lot edges	x	6	2	2	3	3	5	2	1	1	2	7		2	5
Number of Residential Units	x	1	1	0	1	1	1	2	1	1	2	2	2	1	1
Number of Lodging Rooms	x	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous															
Parking Drive Width	x'	15	15	18	11	16	12	12	14	12	17	16	20	12	16
Shared Drive?	Yes (Y); No (N)	N	Y	Y	N	N	N	N	N	N	N			N	N
Character of Drive	desc.	Paved	Gravel	Paved	Rock	Gravel	Conc	Dirt	Gravel	Gravel	conc.	conc/grass	conc.	Varies	Varies
Parking Area Treatment	desc.	Paved	Gravel	Paved	Gravel	Grave;	Conc	Dirt	Gravel	Gravel	conc.	conc.	conc.	Varies	Varies
Building Type															
Building Type	Courtyard Building (C); Townhouse (TH); Fourplex (4); Triplex (3); Duplex (2); Single Unit House (1)	1	1	1+	1	1	1	1	1	1	1	1	1	Single Unit House	Single Unit House
Frontage Type															
Frontage Type	Gallery (G); Arcade (Arc); Shopfront (Sh); Awning (Awn); Stoop (St); Forecourt (F); Terrace or Light Court (T); Porch and Yard (P)	Stoop	Porch	Stoop	Steps - open patio	Steps to porch	Stoop	Stoop	Porch	Porch	P	St	P	Stoop/Porch	Stoop/Porch

North Leroux has sidewalks and planting strips on both sides of the street.

North Leroux Street has some large trees but has an inconsistent canopy along its length.

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T3-C: N. Leroux St. between Hunt Ave. and Fine Ave.

Flagstaff, Arizona
August 26, 2009

CITY FORM
FLAGSTAFF
ZONING CODE UPDATE

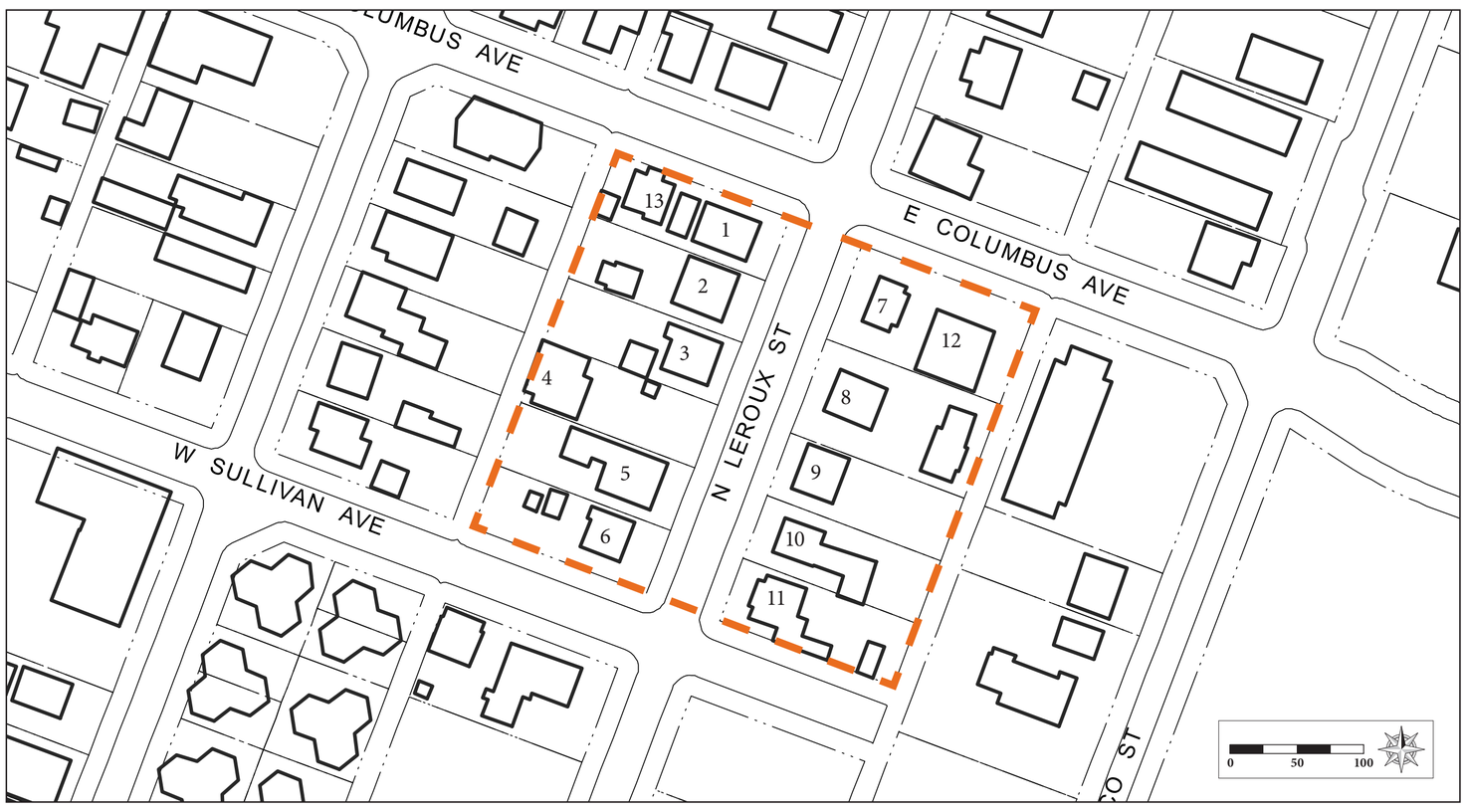
Two story single family house with a wrap around porch.

One and a half story single family house with a full front porch and deep overhangs.

The picket fence and small stoops add character and scale to the street.

The use of stone as a cladding is repeated in the low retaining wall along the sidewalk.

A small traffic calming median slows traffic and provides a pedestrian refuge at North Leroux Street and Columbus Avenue.



T3	Format	Lot 1	Bldg 13	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Bldg 12	Lot 8	Lot 9	Lot 10	Lot 11	Block D Typical Mid-block	Block D Typical Corner
Building Placement																
Lot Size																
Width	x'	50		50	50	50	50	50	75		75	50	50	50	50	50
Depth	x'	138		138	138	138	138	138	138		138	138	138	138	138	138
Square Footage	x sf	6900		6900	6900	6900	6900	6900	10350		10350	6900	6900	6900	6900	6900
Distance From	ROW (R); Property Line (P); Sidewalk Edge (S); Curb (C)	**R**	**R**	**S**	**S**	**S**	**S**	**E-side =S S-side =C**	**S**	**S**	**S**	**S**	**S**	**S**	**S**	**S**
If it is a corner lot, where does the building face?	Primary Street (P); Secondary Street (S); Both (B)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Front (Main Body of Building)	x'	20	17	15	10	90	20	20	22	29	22	22	19	19	20	20
Side Street (Main Body of Building)	x'	22	19					20	20	20				21	20	20
Left Side, Main Building	x'	8	9	10	10	10	10	20	20	1	18	2	7	2	10	20
Right Side, Main Building	x'	10	3	5	8	5	5	5	11	6	20	12	18	2	8	5
Left Side, Ancillary Building	x'	8		5	2						0/4		7		□	□
Right Side, Ancillary Building	x'													21	□	□
Rear, Main Building	x'	17			15	30	30	20	19	5	55	55	57	57	□	□
Adjacent Use/Transect Level	(fill in Use or T-level)	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3	T3
Rear, Ancillary Building	x'		10									35	20	20	□	□
Length of Building at Façade Line (BTL)																
Front	x'	29	30	35	40	40	35	32	40	42	36	38	26	45	36	36
Side Street, Main Building	x'	39	28					100	25	43				67	□	□
Side Street, Ancillary Building	x'	11	18											12		□
Width of Building/Lot Width (%)																
Front	x% (est.)	58		70	80	80	70	64	53		48	76	52	90	72	72
Side Street	x% (est.)															
Miscellaneous																
Number of Buildings on Lot	x	2	2	2	2	2	1	1	1	1	3	2	2	2	2	2
Number of Main Buildings	x	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Number of Ancillary Buildings	x	1	1	1	1	1	0	0			2	1	1	1	1	1
Distance between Main and Ancillary Buildings	x'	9	5	30	10	35					12	4	25	25	□	□
Treatment between Building and Sidewalk (if any)	description	grass	grass	gravel	gravel	L/S	grass	grass	hedge	native	bark	grass	rock	wall	Varies	Varies
Building Form																
Height To:	Eave (E); Parapet Base (P). Note any height variations	**E**	**E**	**E**	**E**	**E**	**E**	**E**	**E**	**E**	**E**	**E**	**E**	**E**	**E**	**E**
Main Building (stories)	x	1	1	1	1	2	1	2	2	2	1.5	1.5	1	1.5	1	2
To Eave or Parapet Base	x'	9.5	8	8	8	8	8	8	10	9	8	8	8	11	8	10
To Ridge	x'	14	12	16	12	22	15	24	20	24	19	20	17	19	17	19.5
Ancillary Building, Corner Lot (stories)	x	1	1								1	1	1	1	1	1
To Eave or Parapet Base	x'	8	8	8	8	6					10	9	8	10	8	8
To Ridge	x'	9.5	11	13	12	6.5					11	13		14	12	12
Ground Floor Finish Level (From Sidewalk Level)	x'	0.5	0.75	1	1	-3	1	1	2		3	4	4	2	2	2
Ground Floor Ceiling	x'	9	8	7	8		8	8	8	9	8	8	7	8	8	8
Upper Floor(s) Ceiling	2: x'; 3-5: x'	14	11					8	10	9	8	8		8	8	8
Footprint		**1371**	**1044**	**2100**	**2225**	**1720**	**2100**	**2880**	**1400**	**1470**	**2160**	**1570**	**1840**	**3165**	**2100**	**2140**
Width	x'	29	30	35	40	40	35	32	40	42	36	38	26	45	**36**	**36**
Depth	x'	39	30	35	40	40	60	90	35	35	35	35	40	65	**40**	**52**
Depth, Ancillary Building	x'	12x20	12x12	25x35	25x25	10x12					45x20	12x20	20x40	12x20	20	20
Footprint, Ancillary Building	x' by x'	240	144	875	625	120					900	240	800	240	**712.5**	**240**
Lot Coverage (All Buildings on Lot)	x%	75		35	35	30	40	50	40		40	30	40	40	**35**	**45**
Parking																
Number of spaces																
Off-street (total)	x	3	1	2	3	2	2	4	5	5	7	3	2	6	2	4.5
Off-street covered	x	1	1	2	2	0	2	2	1	0	1	1	0	1	2	1
On-street along lot edges	x	0	0	1	0	2	1	5	0	0	2	2	2	2	2	1
Number of Residential Units	x	1	1	1	1	1	1	1	1	2	3	1	2	1	1	1
Number of Lodging Rooms	x	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous																
Parking Drive Width	x'	21	9	10	10	10	10	18	11	adj. to alley	11	10	9	10	10	14.5
Shared Drive?	Yes (Y); No (N)	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Character of Drive	desc.	gravel	grave;	conc.	gravel	conc	conc	conc.	conc	paved	gravel	gravel	gravel	paved	Varies	Varies
Parking Area Treatment	desc.	gravel	gravel	conc.	gravel	conc	conc	paved	conc.	paved	gravel	conc.	conc.	conc.	Varies	Varies
Building Type																
Building Type	Courtyard Building (C); Townhouse (TH); Fourplex (4); Triplex (3); Duplex (2); Single Unit House (1)	1	1	1	1	1	1	1	1	1	1 & 2	1	1	1	Single Unit House	Single Unit House
Frontage Type																
Frontage Type	Gallery (G); Arcade (Arc); Shopfront (Sh); Awning (Awn); Stoop (St); Forecourt (F); Terrace or Light Court (T); Porch and Yard (P)	St	P	P	St	Patio	St	P	St	P	P	P	St	P	Porch	Stoop/Porch

North Leroux Street has a sidewalks and planting strips along both sides of the street. The trees along the street are filling the planter strips.

The gravel alleyways behind North Leroux Street are used for parking and utilities. Many of the professional office uses along Beaver street use the alley as primary or secondary access parking

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T3-D: N. Leroux St. between Columbus Ave. and Sullivan Ave.

Flagstaff, Arizona
August 26, 2009

CITY FORM
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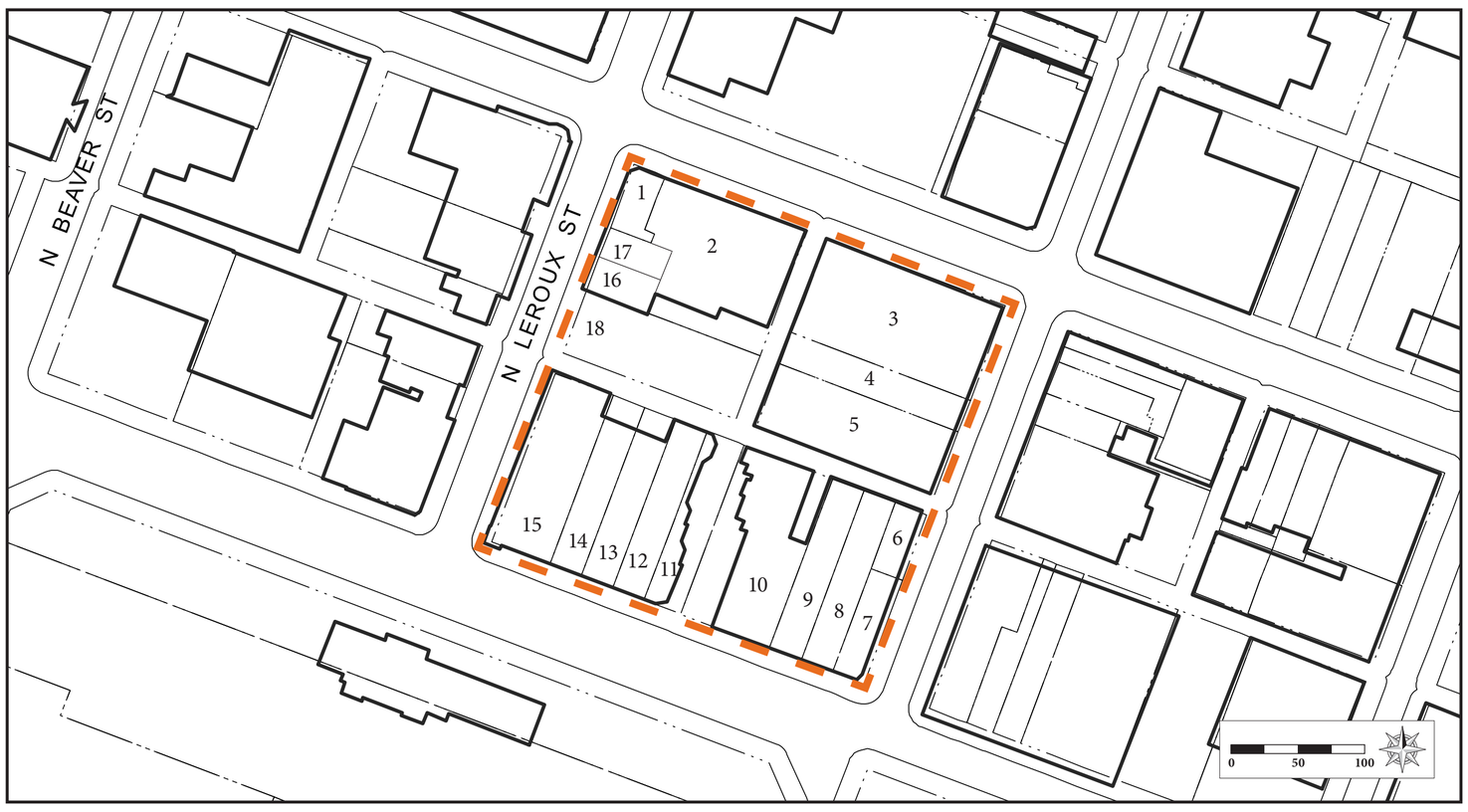
ZONING CODE UPDATE

Two story mixed use buildings along E. Aspen Ave.



Three story mixed use building.

Pedestrian scale signage along downtown street.

Two story mixed use building with a chamfered corner entry.

A tall one story retail building with a chamfered corner entry.

Buildings on both sides of this alley way were set back to form this pleasant pedestrian way.

Downtown Block	Format	Bldg. 1	Bldg. 2	Bldg. 3	Bldg. 4	Bldg. 5	Bldg. 6	Bldg. 7	Bldg. 8	Bldg. 9	Bldg. 10	Bldg. 11/12	Bldg. 13	Bldg. 14	Bldg. 15	Bldg 16	Bldg. 17	Lot 18	Typical Mid-block	Typical Corner
Instructions: Left and right are when standing in the street facing the front of the building. Fill in before site visit																				
Building Placement																				
Lot Size																				
Width	x'	25	115	142	25	50	54	25	25	25	75	50	25	25	50	Located on same parcel as Bldg. 2			50	37.5
Depth	x'	50	100	75	142	142	25	82	136	136	136	136	136	136	136				136	78.5
Square Footage	x sf	1,250	11,500	10,650	3,550	7,100	1,350	2,050	3,400	3,400	10,200	6,800	3400	3400	6800			0	3550	4425
Distance From	ROW (R); Property Line (P); Sidewalk Edge (S); Curb (C)	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**	**R/P**		**R/P**	**R/P**
Location of lot	Mid-block (M); Corner (C)	C	M	C	M	M	M	C	M	M	C	C	M	M	C	M	M		_	_
If it is a corner lot, where does the building face?	Primary Street (P); Secondary Street (S); Both (B)	P		P				P			P	P			S				P	P
Front (Main Body of Building)	x'	26	125	142	25	50	54	25	25	25	50	42	25	25	50	25	25			
Side Street (Main Body of Building)	x'	50		75				82							136					
Left Side, Main Building	x'	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0
Right Side, Main Building	x'	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0
Left Side, Ancillary Building	x'																			
Right Side, Ancillary Building	x'																			
Rear, Main Building	x'	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0
Adjacent Use/Transect Level	(fill in Use or T-level)	T6	T6	T6	T6	T6	T6	T6	T6	T6	T6	T6	T6	T6	T6	T6	T6		T6	T6
Rear, Ancillary Building	x'																			
Length of Building at Fa□ade Line (BTL)																				
Front	x'	26	125	142	25	50	54	25	25	25	50	42	25	25	50	25	25		50	25
Side Street, Main Building	x'	50		75				82							136					75
Side Street, Ancillary Building	x'																			
Width of Building/Lot Width (%)																				
Front	x% (est.)	100	100	100	100	100		100	100	100	100	75	100	100	100	100	100		100	100
Side Street	x% (est.)	100		100				100				100			100				_	100
Miscellaneous																				
Number of Buildings on Lot	x	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1	1
Number of Main Buildings	x	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1	1
Number of Ancillary Buildings	x	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Distance between Main and Ancillary Buildings	x'																			
Sidewalk Edge Treatment where There Is Not a Building	description	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	asphalt	-	-
Treatment between Building and Sidewalk (if any)	description	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	asphalt	-	-
Building Form																				
Height To:	Eave (E); Parapet Base (P). Note any height variations	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**			
Main Building (stories)	x	2	2	1	3	2	1	1	1	1	1	1	1	1	1	1	1		1	1
To Eave or Parapet Base	x'	28	28	18-22	16	35	20	20	18	18	20	18	20	20	20	16	16		20	20
To Ridge	x'																			
Ground Floor Finish Level (From Sidewalk Level)	x□	0	0	0	0	0.5	0	0	0	0	0	0 to 2	0	1	1.5	0.5	0.5		0	0
Ground Floor Ceiling	x'	14	14	14	14	16	16	16	12	12	12 to 18	14	16	14	16	14	14		14	14
Upper Floor(s) Ceiling	2: x'; 3-5: x'	10	10		14	12													10	10
Footprint																				
Width	x'	25	125	142	25	50	54	25	25	25	75	42	25	25	50	25	25		25	33.5
Depth	x'	50	120	75	142	142	25	82	136	136	136	136	106	114	136	52	52		128	78.5
Depth, Ancillary Building	x'																			
Footprint, Ancillary Building	x' by x'																			
Lot Coverage (All Buildings on Lot)	x%	100	80	90	100	100	100	100	100	100	75	65	78	84	100	100	100		100	95
Depth, Ground-floor Commercial Space	x'	50	112-120	74	142	142	25	82	136	136	136	136	106	114	136	52	52		136	78
Depth, Ground-floor Residential Space	x'																			
Parking																				
Number of spaces																				
Off-street (total)	x	0	0	0	0	0	0	0	0	0	0	0						12	0	0
Off-street covered	x	0	0	0	0	0	0	0	0	0	0	0							0	0
On-street along lot edges	x	2	4	5	1	1	1	3	1	1	3	3	1	1	4	2	1		1	3
Number of Residential Units	x	1	4										0	0	0	0	0			
Number of Lodging Rooms	x	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0
Square Footage of Non-residential Uses																				
Ground Floor	x sf	1,250	6,500	10,650	3,550	7,100	1,350	2,050	3,400	3,400	10,200	5,712	2650	2850	6800	1300	1300		3550	3881
Upper Floor(s)	x sf												0	0	0	0	0			
Use Type(s)																				
Ground Floor	Residential (Res); Retail (Ret); Svcs: Bus/Fin/Pro (SB); Svcs: Other (SO); Rec/Educ/Assem. (E); Trans/Comm/Infr.(T)	Ret.	Ret.	Ret.	Ret.	Ret.	Ret.	Ret.	Ret.	Ret.	Ret.	Ret.	Ret	Ret	Ret	Ret	Ret		Ret.	Ret.
Upper Floor(s)	Residential (Res); Retail (Ret); Svcs: Bus/Fin/Pro (SB); Svcs: Other (SO); Rec/Educ/Assem. (E); Trans/Comm/Infr.(T)	Res.	Res / SB		SB	SB													SB	Res.
Frontage Type																				
Frontage Type	Gallery (G); Arcade (Arc); Shopfront (Sh); Awning (Awn); Stoop (St); Forecourt (F); Terrace or Light Court (T); Porch and Yard (P)	Sh (Corner entry)	Sh	Sh	Sh	Sh	Sh	Sh (Corner entry)	Sh	G	Sh	Sh	SH	SH	Sh (Corner entry)	SH	SH		Sh	Sh
Other Allowed Encroachments																				
Other Encroachment Types	Balconies (BAL); Bay Windows (BW); Awning (AW)					AW	AW	AW				AW		LS	AW				AW	AW
Typical Front Encroachment	x'					7	3	2				3		7.5x25	3				7	3
Typical Side Street Encroachment	x'														AW					
Typical Side Encroachment	x'														3					
Typical Rear Encroachment	x'																			

Buildings along Route 66 present a continuous retail wall with a variety of architectural styles. The only break in the retail wall is for a small pedestrian way shown on the far right of this photograph.

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T6-D: block defined by N. Leroux St., Route 66, N. San Francisco St.

Flagstaff, Arizona
August 26, 2009

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